

Without Prejudice

14th August, 2018

Dear Sirs/ Madam,

Re: Allotment of Residential Semi-Raw Flat on the Floor, Type- , having built-up area of approximately square feet together with open terrace's having area of about Sq. ft. (chargeable at 50%) & mutually agreed super built-up area of square feet approximately, in the Building named "ORBIT EKAM" being constructed at Municipal Premises No. 1, Lower Rowdon Street, Kolkata-700 020.

In terms of the negotiations held by you with the undersigned, the following Semi-Raw Flat has been allotted and earmarked for you at "ORBIT EKAM", on the following agreed commercial terms:

Semi Raw Flat at Floor	
Agreed Built-up Area of the flat & terraces.	
Agreed Super Built-up Area	
Agreed Consideration for the Raw Flat	
Agreed Consideration for right to park cars in area parking space	
Agreed Consideration for right to park parking space	
Total Consideration for Flat & Car Parkings	
Agreed GST @ 12%	
Grand Total	

The above mentioned total consideration has been agreed to be paid by you to us in the following manner:

Sl. No.	Event of making payment	% out of Total Consideration	Flat A/c (Rs.)	GST @ 12% (Rs.)	Total (Rs.)
1.	On Booking	10%			
2.	On Agreement	10%			
3.	On Completion of Basement	5%			
4.	On 1 st Floor Casting	5%			
5.	On 3 rd Floor Casting	5%			
6.	On 5 th Floor Casting	5%			
7.	On 7 th Floor Casting	5%			
8.	On 9 th Floor Casting	5%			
9.	On 11 th Floor Casting	5%			
10.	On 13 th Floor Casting	5%			
11.	On 15 th Floor Casting	5%			
12.	On Brickwork of respective Flat	5%			
13.	On Flooring of respective Flat	5%			

14.	On Erection of Lift	5%			
15.	On Notice for Fitouts	15%			
16.	On Possession	5%			
	Total	100%			

Timely payment is the essence of this allotment. Delay in payment from you shall attract interest @18% per annum.

Besides the aforesaid total consideration you shall have to pay us the following:-

A. Additional Payments

Charges towards

1. (a) formation of the Maintenance Agency (b) obtaining and providing electricity supply and meter, including, those on account of and/or for transformer and electrical sub-station and its installation, if any, HT/LT line supply, supply cables, VRV AC (complete), switch gears, etc and (c) charges for providing common generator and (d) legal charges. These amounts shall be payable @ Rs.400/- per square feet of super built up area of the Unit and shall be payable on or before possession.
2. Mutation Charges of Rs.25,000/- has been fixed for all units which will be payable at the time of possession.
3. Additional consideration in case there be any increase/decrease in area of the said Flat upon final survey and measurement, payable within 15 days of demand.
4. Sales Tax, goods and service tax, works contract tax, betterment tax and/or development charges and any other tax, duty levy or charge that may be imposed or charges, if any in connection with construction or transfer of the Flat Unit, payable within 15 days of demand.
5. Stamp duty, registration fee and all other taxes, levy miscellaneous and other allied expenses relating to the Memorandum, the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered, payable within 15 days of demand.

B. Deposits:

- 1) Sinking Fund of Rs.11,00,000/- as decided by the Developer with other unit owners, before hand over of possession.
- 2) Deposit for Maintenance Charges for 12 months at the rate of Rs. 48/- (subject to escalation) of Super Built-up Area of the Flat payable on or before possession.
- 3) Deposit for Municipal Taxes equivalent to 4 quarters at the rate of Rs. 48/- of super built up area of the Flat payable on or before possession. This is refundable on production of Mutation Certificate.

- 4) Deposit for electric supply/individual meter for the Flat as per actual payable to the CESC within stipulated time.

It is specifically agreed that the common areas, amenities & the building will be constructed, erected and completed by the developer as per the specification as the developer may think fit. It is agreed that the flat shall be finished by the developer excepting the kitchen & toilets.

It is in particular agreed that you shall complete the following works inside the flat within 6 months of fit out:

1. Completion of the toilets;
2. Completion of the kitchen.

The Memorandum for sale is being prepared incorporating the essential terms and conditions herein contained and also appropriate clauses regarding default with our standard terms and conditions and the same shall be executed by you within 30 days of being called upon to do so. We assure you that the title of the property is free from all encumbrances and it's bankable and marketable. The Stamp Duty and Registration Charges in respect of the Sale Deed, Stamp duty, registration fee and all other taxes, levy miscellaneous and other allied expenses shall be borne by the allottee.

This provisional booking is subject to your making timely payments in full.

In token of your confirmation of the above, please return to us the duplicate copy of this letter duly signed by you.

Thanking You,

Yours faithfully
For **Orbit Projects Pvt. Ltd.**

Ashok Kumar Baid
(Authorized Signatory)

We Accept